

## NASHUA TECHNOLOGY PARK

AVAILABLE FOR LEASE: 1,500 - 23,452 SF



*Nashua*  
**TECH  
PARK**

100 | 200 | 300 Innovative Way | Nashua, NH

The Nashua Technology Park (NTP) campus consists of over 750,000 SF of interconnected, energy-efficient Office/R&D buildings within the Gateway Hills campus. The park and location have become a key component in the growth of numerous leading high-tech companies including Dell EMC, Skillsoft, Amphenol, Benchmark Electronics, Plexxi, IPG Photonics, Verico Technology, Parallel Wireless and more. Conveniently located at Exit 1 off of Route 3 (Everett Turnpike) at the MA/NH border, the site plan for Nashua Technology Park includes the potential for additional R&D space, of which 240,000 SF is currently being engineered and approved.



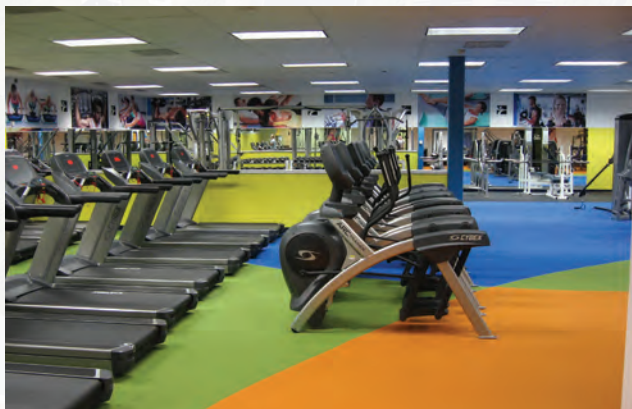


## Building Size:

100 Innovative Way:	296,220 SF
200 Innovative Way:	203,692 SF
300 Innovative Way:	251,204 SF

## Features:

- Pro-business state (no income or sales tax)
- Conveniently located at Exit 1 off Route 3 at MA/NH border
- 750,000 SF of interconnected, energy-efficient office/R&D space within the Gateway Hills community
- Plans for additional R&D space
- Home to leading technology companies including Dell EMC, Skillsoft, Amphenol TCS, Benchmark Electronics, Plexxi, IPG Photonics, Verico Technology, Parallel Wireless and more
- NTP Conference Center (250-person capacity)
- Auditorium (80-person capacity)
- Shared collaboration rooms
- Outdoor Amphitheater
- Flatley Innovation Center
- Gateway Hills Health Club
- Homewood Suites by Hilton Extended Stay Hotel
- Full service cafeteria
- Outdoor dining patio with lawn games
- Game Room & iCafe
- Rejuvenation station with massage chairs
- Athletic field, tennis court & basketball court
- Putting green
- Gateway Hills Snow Park
- Electric car charging station
- Community Garden Center
- Miles of paved walking/biking trails
- On-site maintenance team
- Owned and managed by John Flatley Co.



GATEWAY HILLS HEALTH CLUB

## Availabilities:

### 100 Innovative Way:

Suite 3321	7,772 SF
Suite 3430	6,714 SF
Suite 3460	2,943 - 8,737 SF (computer lab space)

### 200 Innovative Way:

Suite 1350	8,435 SF (Plug & Play – Move in ready)
Suite 1370	6,166 SF

### 300 Innovative Way:

Suite 2121	9,582 SF (contiguous up to 23,452 SF)
Suite 2122	13,870 SF (contiguous up to 23,452 SF)



NTP CONFERENCE CENTER



NTP AUDITORIUM



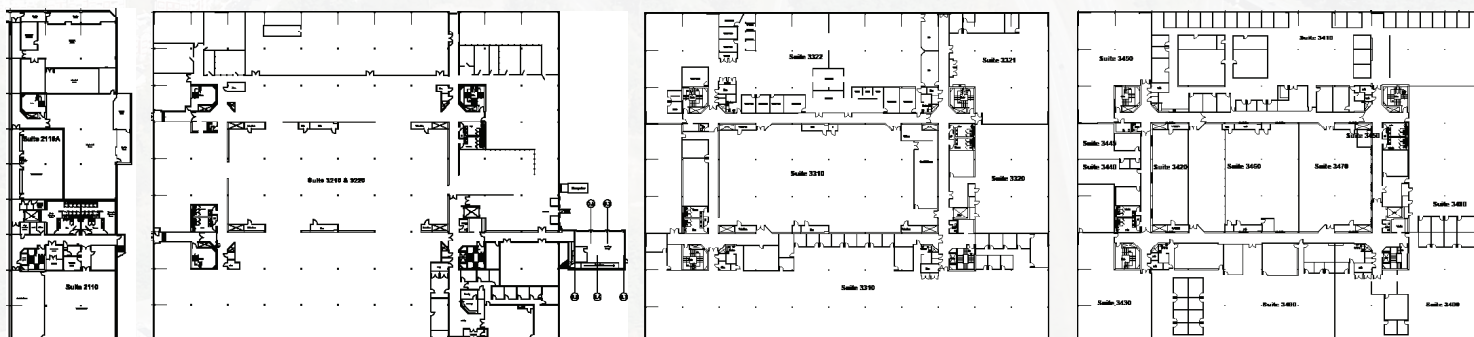
NTP GAME ROOM



## Floor Plans:

**AVAILABLE**

## 100 INNOVATIVE WAY



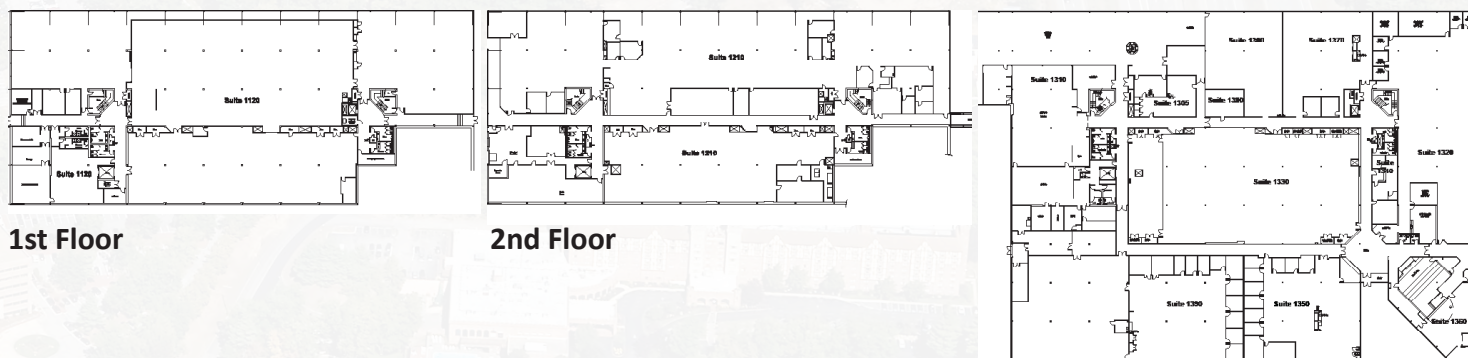
**1st Floor**  
**Gateway Hills**  
**Health Club**

## 2nd Floor

### 3rd Floor

## 4th Floor

## 200 INNOVATIVE WAY

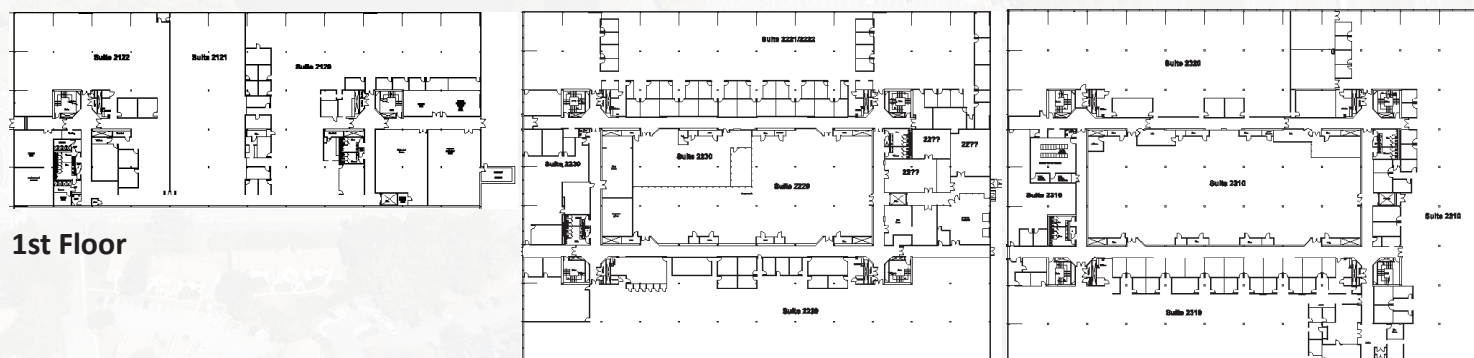


## 1st Floor

## 2nd Floor

### 3rd Floor

## 300 INNOVATIVE WAY



## 1st Floor

## 2nd Floor

### 3rd Floor





## FUTURE DEVELOPMENT SITES



**JOHN FLATLEY**  
Company

For more information,  
or to schedule a tour, please contact:

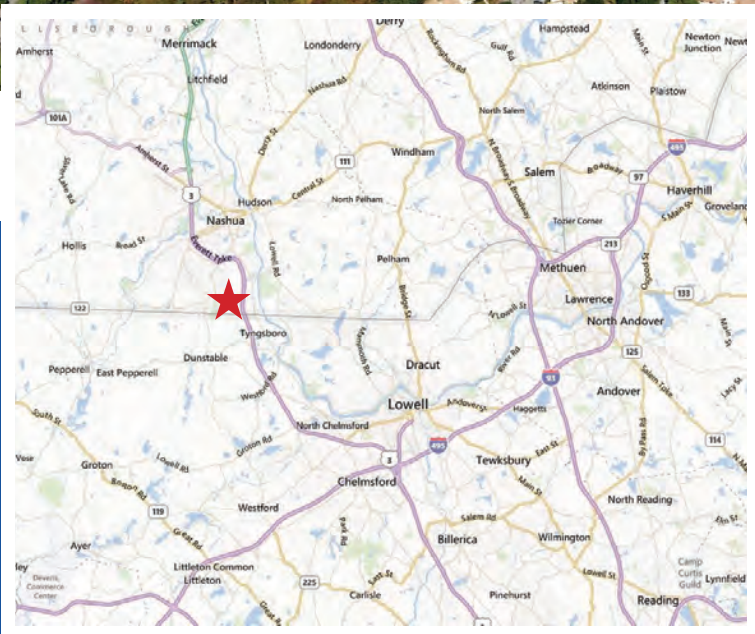
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